

COMMUNITY MEETING REPORT  
**Petitioner: BOULEVARD AT 1800 CENTRAL, LLC**  
Rezoning Petition No. 2021-139

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date and time of the Community Meeting, and information on how to access the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on April 15, 2022. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, April 28, 2022 at 6:30 PM. The Community Meeting was a virtual Community Meeting and was held by way of a Zoom Webinar.

**PERSONS IN ATTENDANCE AT MEETING:**

The only attendees at the Community Meeting were the Petitioner's representatives. The Petitioner's representatives at the Community Meeting were Chris Branch of the Petitioner and John Carmichael of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

Since no one attended the Community Meeting other than the Petitioner's representatives, there was not a discussion of the rezoning request at the Community Meeting.

**CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 15<sup>th</sup> day of May, 2022

**BOULEVARD AT 1800 CENTRAL, LLC, Petitioner**

cc: Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via e-mail)

## **EXHIBIT A-1**

PLEASE NOTE THERE ARE TWO MAILING LISTS YOU NEED TO USE. SEE BOTH TABS BELOW AND MAIL TO ALL NAMES LISTED. PLEASE CONTACT US WITH ANY

2021-139	TAXPID	OWNERLASTN	OWNERFIRST	COWNERS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2021-139	09507703	MOONEYHAM	KENNETH R		RAQUEL I LYNCH	1416 NANDINA ST		CHARLOTTE	NC	28205
2021-139	09507704	MIDWOOD PLACE LLC				3922 AYS COUGH RD		CHARLOTTE	NC	28211
2021-139	09507705	MIDWOOD PLACE LLC				3922 AYS COUGH RD		CHARLOTTE	NC	28211
2021-139	09507706	STONEWALL JACKSON				1915 CENTRAL AVE		CHARLOTTE	NC	28205
2021-139	09507801	METROLINA BAPTIST ASSOCIATION				1320 THE PLAZA		CHARLOTTE	NC	28205
2021-139	09507802	EFC MIDWOOD CORNERS LLC				2820 SELWYN AVE STE 130 BOX 825		CHARLOTTE	NC	28209
2021-139	09507803	CHARLOTTE MECKLENBURG BOARD OF EDUCATION				701 E 2ND ST		CHARLOTTE	NC	28202
2021-139	12901102	HTP PLAZA LLC				701 CRESTDALE RD		MATTHEWS	NC	28105
2021-139	12901601	LOWERY PROPERTIES MGMT LLC				3707 BODENHAM CT		CHARLOTTE	NC	28215
2021-139	12901603	HINCHEY	BEN C			1342 SAINT JULIAN ST		CHARLOTTE	NC	28205
2021-139	12901604	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2021-139	12901605	JOHNSON				1332 ST. JULIEN ST		CHARLOTTE	NC	28205
2021-139	12901606	BENNETT	HEATHER N	PEGGY LYNN	GULLEDGE	PO BOX 578		OAK ISLAND	NC	28465
2021-139	12901607	WORTHINGTON	STEVEN CURRIE	ELIZABETH A	WORTHINGTON	1322 SAINT JULIAN ST		CHARLOTTE	NC	28213
2021-139	12901627	LOWERY PROPERTIES MGMT LLC	SCOTT T			3707 BODENHAM CT		CHARLOTTE	NC	28202
2021-139	12901701	BOLLEVAARD AT 1800 CENTRAL LLC				121 WEST TRADE ST 28TH FLOOR		CHARLOTTE	NC	28205
2021-139	12901702	FLOYD	CARL FREDERICK		LILLIAN PETTY	1320 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901703	1316 NANDINA,LLC				1316 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901710	FORD	PATRICK R			1317 SAINT JULIEN ST		CHARLOTTE	NC	28205
2021-139	12901711	LEDoux	COLIN	LIANE	LEDoux	1321 SAINT JULIAN ST		CHARLOTTE	NC	28205
2021-139	12901712	OGROONICK	JAMES			1327 SAINT JULIAN ST		CHARLOTTE	NC	28205
2021-139	12901713	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2021-139	12901714	1120 LLC TARYN SPRINGSTEED MANGING PTR				4124 TAPPERTY CIR		CHARLOTTE	NC	28226
2021-139	12901715	1120 LLC				4124 TAPPERTY CR		CHARLOTTE	NC	28226
2021-139	12901716	OBMORGAN PROPERTIES LP	JUSTIN G	MARIA L	MORPOOL HOLDINGS LLC	4124 TAPPERTY CR		CHARLOTTE	NC	28226
2021-139	12901717	MEIER	SAAD D		TSIOLKAS	1314 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901718	HAMDAN	PHILLIP R			1312 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901719	BRUNER	KELLY			1310 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901720	JUSTUS	GERRY C II			1308 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901721	COGGIN	SEAN			1306 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901722	BILARDELLO	MARK JOSEPH JR	CAITLIN ANNE	WILLIAMSON	1304 NANDINA ST		CHARLOTTE	NC	28205
2021-139	12901724	O'DONNELL	LAUREN TAYLOR			1518 MCCLINTOCK CORNERS ALY		CHARLOTTE	NC	28205
2021-139	12901725	JENSEN	LEWIS IV			1516 MCCLINTOCK CORNERS ALY		CHARLOTTE	NC	28205
2021-139	12901726	BOONE	DANIEL ALEXANDER			1514 MCCLINTOCK CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901727	SMEATON	JUSTIN	JUDITH LEIGH	CREWS	1512 MCCLINTOCK CORNERS AL		CHARLOTTE	NC	28205
2021-139	12901728	KANERA	ETHAN C			1510 MCCLINTOCK CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901731	BLUMENTHAL	ROBERT N	TINA M	BLESSING	1624 NANDINA CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901732	BLESSING	GONZALO A			1622 NANDINA CORNERS ALY		CHARLOTTE	NC	28205
2021-139	12901733	DIAZ	EDUARDO J			1620 NANDINA CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901734	AFOK LLC	TODD ROBERTSON	SHAWN M	LYNCH	1618 NANDINA CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901735	GARCIA	DAVID	ALLISON LEE	BOWSHER-EDDY	1616 NANDINA CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901736	BUTLER				1614 NANDINA CORNERS ALLEY		CHARLOTTE	NC	28205
2021-139	12901737	EDDY				422 STONE VILLA LN		KNOXVILLE	TN	37934
2021-139	12901738	MCCLINTOCK TOWNHOMES HOMEOWNER S ASSOCIATION INC	BENNETTE C			4525 PARK RD STE 103B		CHARLOTTE	NC	28204
2021-139	12901739	MCCLINTOCK TOWNHOMES HOMEOWNER S ASSOCIATION INC	JOHN M			4525 PARK RD STE 103B		CHARLOTTE	NC	28204
2021-139	12901741	MCCLINTOCK TOWNHOMES HOMEOWNER S ASSOCIATION INC	JOHN M			4525 PARK RD STE 103B		CHARLOTTE	NC	28204
2021-139	12901764	HOPPER				2145 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205
2021-139	12901765	MILLER	JOHN M	JILL D KRASA	MILLER	2145 MCCLINTOCK RD UNIT 112		CHARLOTTE	NC	28205
2021-139	12901766	MILLER	JOHN M	JILL D KRASA	MILLER	2145 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205
2021-139	12901767	GRZYMALA	JAKUB	CHRISTINE	PRINCE	2145 MCCLINTOCK RD UNIT 212		CHARLOTTE	NC	28205
2021-139	12901768	WYLLIE	MORGAN			2151 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205
2021-139	12901769	COCHRAN	LILLIE			2151 MCCLINTOCK RD UNIT 112		CHARLOTTE	NC	28205
2021-139	12901770	LUCCARDELLO	MARTIN	KAREN	LUCCARDELLO	233 BLUE HERON RD		GEORGETOWN	SC	29440
2021-139	12901771	PARSONS	CLAYTON SOUTHWICK III			2820 SELWYN AV STE 130-635		CHARLOTTE	NC	28205
2021-139	12901772	DINARDO	LANIE NICOLE			2157 MCCLINTOCK RD UNIT 111		CHARLOTTE	NC	28205

2021-139	12901773	BOONE	JENNIFER L	1812 CHESTNUT AVE	CHARLOTTE	NC	28205
2021-139	12901774	OWENS	KELSEY	2157 MCCLINTOCK RD UNIT 211	CHARLOTTE	NC	28205
2021-139	12901775	PERSSON	JONATHAN	2157 MCCLINTOCK RD UNIT 212	CHARLOTTE	NC	28205

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2021-139	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2021-139	Advent Coworking	Kevin	Girunas	1925 Chatham Ave.		Charlotte	NC	28205
2021-139	Belmont	Anna	Glodowski	1209 Pegram Street		Charlotte	NC	28205
2021-139	Belmont	Bess	Hurdle	1015 E. 16th Street	223	Charlotte	NC	28205
2021-139	Belmont	Mark	Lynch	1021 Harrill Street		Charlotte	NC	28205
2021-139	Belmont	Tara	Peele	1640 Parson Street		Charlotte	NC	28205
2021-139	Belmont Community Association	Diane	Adams	1615 Pegram St		Charlotte	NC	28205
2021-139	Belmont Community Association	Edward	Glodowski	1233 Pegram St		Charlotte	NC	28205
2021-139	Belmont Community Association	Kristen	Paulet	1201 Pegram Street		Charlotte	NC	28205
2021-139	Belmont Community Association	Kristen	Wilson	1201 Pegram Street		Charlotte	NC	28205
2021-139	Belmont Community Association	Teresa	Reid	1020 Belmont Avenue		Charlotte	NC	28205
2021-139	Belmont Community Association	Vicki	Jones	1237 Allen St		Charlotte	NC	28205
2021-139	Belmont Neighborhood Association	Lindsay	Olson	1116 E 15th St		Charlotte	NC	28205
2021-139	Belmont Neighborhood Association	Stephen	Valder	1621 Allen St		Charlotte	NC	28205
2021-139	Berkeley Homeowners Association Inc.	Allan	Morgan	1600 Parson St		Charlotte	NC	28205
2021-139	Chantilly Neighborhood Association	Jonathan	Story	2414 Bay St.		Charlotte	NC	28205
2021-139	Chantilly Neighborhood Association	Rick	Winiker	2101 Shenandoah Ave		Charlotte	NC	28205
2021-139	Chantilly Neighborhood Association	Rick	Winiker	2121 Chesterfield Av		Charlotte	NC	28205
2021-139	Commonwealth	Larry	Nabatoff	1208 The Plaza		Charlotte	NC	28205
2021-139	Commonwealth-Morningside Neighborhood Association	Allen	Nelson	1509 Ivey Dr		Charlotte	NC	28205
2021-139	Commonwealth-Morningside Neighborhood Association	jeannie	fennell	1513 Ivey Dr		Charlotte	NC	28205
2021-139	Commonwealth-Morningside Neighborhood Association	Joseph	Sweeney	2416 Commonwealth Ave		Charlotte	NC	28205
2021-139	Commonwealth-Morningside Neighborhood Association	Shane A.	Johnson	1308 Morningside Dr		Charlotte	NC	28205
2021-139	Crestdale Community Organization	Harvey	Boyd	1318 Saint Julien St		Charlotte	NC	28205
2021-139	Elizabeth	David	Wolfe	316 Cameron Avenue		Charlotte	NC	28204
2021-139	Elizabeth Community Association	Beth	Haenni	2133 Greenway Av		Charlotte	NC	28204
2021-139	Elizabeth Community Association	Claire	Short	2300 Greenway Ave		Charlotte	NC	28204
2021-139	Elizabeth Community Association	Jim	Belvin	624 Lamar Ave		Charlotte	NC	28204
2021-139	Elizabeth Community Association	Monte	Ritchey	525 Clement Av		Charlotte	NC	28204
2021-139	International House	Johnelle	Causwell	1817 Central Avenue	#215	Charlotte	NC	28205
2021-139	Midwood Central POA	Tom	Warshauer	1530 Tippah Park Court		Charlotte	NC	28205
2021-139	None	Mary	Brown	1211 Parkwood Ave		Charlotte	NC	28205
2021-139	Picardy Homeowners Association	Gina	Collias	1717 Kensington Dr		Charlotte	NC	28205
2021-139	Plaza Central Partners Neighborhood Association	John L.	Nichols, III	1200 Central Av		Charlotte	NC	28204
2021-139	Plaza Midwood	Jessica	Moreno	1817 Central Avenue		Charlotte	NC	28205
2021-139	Plaza Midwood	Maggie	Bean	1713 Truman Road		Charlotte	NC	28205
2021-139	Plaza Midwood	Zyquandra	Bradley	1403 Eastcrest Drive	T2	Charlotte	NC	28205
2021-139	Plaza Midwood Land Use Group	Phillip	Gussman	2008 Winter Street		Charlotte	NC	28205
2021-139	Plaza Midwood Merchants Association	Clifton	Castelloe	2630 Country Club Ln		Charlotte	NC	28205
2021-139	Plaza Midwood Merchants Association	Lesa	Kastanas	1512 Central Ave	Unit A	Charlotte	NC	28205
2021-139	Plaza Midwood Neighborhood Association	Adam	Doerr	1926 Truman Road		Charlotte	NC	28205

2021-139	Plaza Midwood Neighborhood Association	Adam	Richman	1914 Dunhill Dr	Charlotte NC	28204
2021-139	Plaza Midwood Neighborhood Association	Hamilton	Cort	2000 Winter St.	Charlotte NC	28205
2021-139	Plaza Midwood Neighborhood Association	Karen	Van Sickler	1525 Thomas Avenue	Charlotte NC	28205
2021-139	Plaza Midwood Neighborhood Association	Karl	Celis	1817 Hamorton Place	Charlotte NC	28205
2021-139	Plaza Midwood Neighborhood Association	PMNA		1914 Dunhill Dr	Charlotte NC	28204
2021-139	Plaza Midwood Shows Up	Jenna	Thompson	2012 Hamorton Pl	Charlotte NC	28205
2021-139	Villa Heights Community Organization	Max	Carroll	1813 Parson Street	Charlotte NC	28205

## **EXHIBIT A-2**

**NOTICE TO INTERESTED PARTIES  
OF COMMUNITY MEETING**

**Subject:** Virtual Community Meeting - **Rezoning Petition No. 2021-139** filed by Boulevard at 1800 Central, LLC to request the rezoning of an approximately 0.695 acre site located on the southeast corner of the intersection of Central Avenue and Nandina Street (1800 Central Avenue)

**Date and Time  
of Meeting:** Thursday, April 28, 2022 at 6:30 p.m.

**Place of Meeting:** See Below for Information on How to Access the Virtual Community Meeting

We are assisting Boulevard at 1800 Central, LLC (the “Petitioner”) in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 0.695 acre site located on the southeast corner of the intersection of Central Avenue and Nandina Street (1800 Central Avenue) from the B-2 PED zoning district to the B-2 PED-O zoning district. The sole purpose of this rezoning request is to modify the parking requirement for eating, drinking and entertainment establishments on the site to 1 parking space per 600 square feet of gross floor area.

The Petitioner will hold a virtual Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department’s records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Community Meeting regarding this Rezoning Petition on Thursday, April 28, 2022 at 6:30 p.m. Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to [communitymeeting@robinsonbradshaw.com](mailto:communitymeeting@robinsonbradshaw.com) to receive an electronic invitation and link to the virtual Community Meeting. If you do not have access to the internet or cannot otherwise participate in the virtual Community Meeting and would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Community Meeting. The presentation will be posted on the Planning Department’s webpage for this Rezoning Petition (Rezoning Petition No. 2021-139), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2021Petitions/Pages/2021-139.aspx>. You can also continue to contact us with questions after the virtual Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at [jcarmichael@robinsonbradshaw.com](mailto:jcarmichael@robinsonbradshaw.com).

Thank you.

Robinson, Bradshaw & Hinson, P.A.

cc: Council Member Larken Egleston, Charlotte City Council District 1 (via email)  
Ms. Holly Cramer, Charlotte Planning, Design & Development Department (via email)

Date Mailed: April 15, 2022